

**CITY OF WINTER PARK
TOWN MEETING OF THE CITY COMMISSION
November 30, 2005**

The meeting of the Winter Park City Commission was called to order by Mayor Kenneth A Kip@ Marchman at 7:00 p.m. in the Rachel D. Murrah Civic Center, 1050 Morse Boulevard, Winter Park, Florida.

Members present:

Commissioner John Eckbert
Commissioner Barbara DeVane
Commissioner Douglas Storer
Commissioner Douglas Metcalf
Mayor Kenneth Marchman

Also present:

City Clerk Cynthia Bonham
Deputy City Clerk Tania Haas

Welcome remarks:

Mayor Kenneth Marchman welcomed everyone and explained the purpose of the meeting.

Staff Presentation

Planner Jeff Briggs explained the current process for notifying the public of upcoming public hearings. He summarized the current guidelines (setbacks, floor area ratio, height, parking and frontage lot width) utilized for the various zoning districts within the City. He explained the reasons necessary for variances and rezonings, the current code requirements regarding the notification process and the new thresholds for public notification.

Communications Director Clarissa Howard summarized ways of enhancing the communication tools provided to the residents regarding upcoming events/meetings. She displayed the City's website and explained how to locate the Commission agendas/minutes, agenda packets (backup information) and the live audio broadcast of Commission meetings on the website. She further explained other tools used to provide information to the public such as City Speak, the Winter Park Update, the weekly City Talk column in the Winter Park Observer, utilization of utility bills to provide information to the public, information boards throughout City Hall and the Library, press releases, and the Winter Park Chamber of Commerce "What's Up" Update.

Planner Briggs addressed the Holler Chevrolet and Progress Energy case study, suburban versus urban codes, current commercial codes, and the need to examine the codes and provide a comprehensive plan update. He explained the Planning and Zoning Commission preparation of a design guideline sheet proposing rules for height and scale. He stated that the public needs to provide input concerning proposed changes to the codes to improve the current process for approving projects and to provide input whether or not the City is headed in the right direction and where to go from here regarding future meetings.

City Attorney Cheek spoke about the pending litigation against the City and stated the specifics of the projects would not be discussed regarding the Carlisle post office property project or any other project in the development process because of the threat of litigation already made.

Commissioner's Comments

Commissioner Barbara DeVane commented about the wonderful turnout and thanked the citizens for coming to the meeting. She spoke about wanting to hear constructive comments regarding staff's presentation and specific items needing to be addressed. She stated this process began after receiving a petition last summer regarding the future of the City and the development getting out of hand. She spoke about the need for smart development. She suggested to move forward with a resolution that the commission does not intend to grant any rezonings or planned development approvals within the Central Business District. She concluded by stating that the Commission is listening to the residents, there is a good process in place but that refinements to the process are needed.

Commissioner Metcalf stated the Commission is looking forward to hearing from the residents at Commission meetings, board meetings or any other time. He stated he has read all the e-mails that he has received except the anonymous ones. He stated that so many great things have been accomplished over the 5-6 years and the City needs to be built as the residents want it to be built.

Commissioner Eckbert addressed the need that a consensus be formed with the residents and the Commission as to the right direction for the community. He stated it is important to him to hear residents comments and that good advice is needed from experts to explain what all the planning means. He stated he is interested in the process that will extend beyond the process City staff has identified; an independent process that would bring design experts independent of the comprehensive plan review process which is appropriate to be identified by City staff.

Commissioner Storer thanked the residents for attending the meeting. He spoke about the need to adapt to changing times and to hear from residents on a consistent basis as to what the citizens want. He stated when codes become antiquated, they need to be corrected. He stated that is why the town meeting is taking place this evening, to look at the codes and processes and find out how we can best accommodate them in the modern world. He spoke about the new challenges facing the City. He concluded that the Commission all agrees with the need to listen to the residents, to improve the process and do what it takes to make Winter Park a better community.

Mayor Marchman stated this process will work if everyone works together to make it work.

Public Comments

Karen Weinberg, 250 Carolina Avenue, asked that R-1 property is not rezoned into parking lots which is a problem on the Westside. She spoke about the need to improve communications.

Herb Stirtle, 250 Carolina Avenue, addressed an ad from Monday's paper regarding the history of public participation. He spoke about extending the park west of the railroad.

Mary Daniels, 650 Canton Avenue, asked to keep parking garages out of the residential community in the CRA area and to build buildings with respect to allowing for a parking lot area. She addressed the large buildings on the Westside and the increase of traffic and asked for consideration of their community.

Lurline Fletcher, 790 Lyman Avenue, agreed with Ms. Daniels. She spoke about the Increased traffic on Lyman Avenue, dislocating the residents and constructing large buildings. She spoke against the installation of the splash park.

Sally Flynn, 1400 Highland Road, spoke against building out of scale buildings.

Melixa Carbinell, 200 St. Andrews Blvd., submitted petitions for support against placing a moratorium upon the City.

William Shallcross, 1450 Bonnie Burn, read a letter concerning the proposed Chamber building and what he considered to be incompatible growth. He spoke in favor of taking a time out on redevelopment with a moratorium and sending the matter of growth to a public referendum. Additionally, he stated that the electric utility should not have been purchased. He opposed incompatible growth that will rapidly change the suburban lifestyle that exists in Winter Park.

Ryan Von Weller, 1531 Palm Avenue, spoke in favor of development. He addressed the need for more parking on Park Avenue and to include parking garages with future development. He stated the height of buildings per the code is not an issue.

Leslie O'Shaughnessy, 255 Osceola Court, spoke in favor of revitalization of Winter Park and in favor of growth. He said he was not against any of the projects currently being proposed and constructed and applauded the diversity.

Will Graves, 3048D George Mason Avenue, spoke against the growth at Morse at Central Park. He addressed the need for a preservation foundation in Winter Park. He spoke against the Carlisle project.

Burt Rutledge, 1116 Park Avenue N, spoke about the redevelopment in the City needing to include all the refinements, wisdom and good taste of the City's heritage. He asked why this is not happening.

Kathryn Granner, 200 S. Interlachen Avenue #200, spoke against the development in the City that is currently going on. She spoke about trusting the decisions of the Commission and that the citizens should not have to be watchdogs to be sure the correct decisions are made.

Susan Gabel, 1539 Golfside Drive, spoke about the agenda and agenda packages needing improvement and asked that they be provided sooner. She asked that 3D models be presented showing the surrounding areas so the scale of the project is better understood for proposed development. She stated that the lights on the parking garage are too bright traveling on New York Avenue to Canton Avenue. She addressed the need for better public transportation so less parking would be required.

John Rogers, 1002 Temple Grove, spoke about the need to maintain the village atmosphere. He asked if existing LDC standards are being followed and addressed the need to enforce the codes consistently. He spoke against the setbacks for the Park Place project.

Julie Von Weller, 1531 Palm Avenue, spoke in support of redevelopment and the process that has been in place for the past few years. She stated that the outdated buildings need to be redeveloped, the post office is a good project that had various public meetings held and that she is very disappointed with people providing criticism at the back end of the projects already though the approval process. She stated that growth is needed for a healthy community.

Clark Sprinkel, 166 Harris Avenue, spoke about his elderly parents moving to Park Avenue so they can be mobile without vehicles. He spoke about the importance of residential and commercial development.

Peter Gottfried, 1841 Carollee Lane, addressed the need for positive residential and commercial development. He spoke about the CRA area being necessary to improve the blighted areas. He spoke that not all long term residents are against the redevelopment in the City. He commended the good planning in Winter Park and commended the Commission for Hannibal Square.

Michael O'Shaughnessy, 255 Osceola Court, spoke in favor of the development within the City as well as the current projects of the Carlisle post office project and Park Place.

Jeffrey Butdenburgh, 204 Genius Drive, provided positive comments about Winter Park and its leadership but spoke about the need to improve and expand the planning for the City. He stated the image that was painted for Central Park was not quite correct because if you stand looking east when standing at Morse and New York Avenues, the current two parking lots on this side of the railroad tracks are becoming greenspace and Central Park is going to double in size because a building is being constructed on the north end. He stated this should be a spectacular situation for the City with parking underneath and greenspace on top. He stated the plan has been out there for review by all citizens. He addressed transportation issues, R-1A zoning and losing open space in residential areas because of wanting larger houses on the properties. He encouraged the Commission and Planning Department to continue what they are doing because they are doing spectacular jobs and that the citizens interested in this need to add positively to what the City is trying to accomplish and come forward with ideas to allow us to grow as the community we need and can be.

Kathy Kiely, 1800 Oneco Avenue, read a portion of a letter to the Commission and planning director in 2004 concerning the proposed City Hall. She spoke against the public/private partnership when constructing a new City Hall and the need for a free standing City Hall and not to share commercial property with private development. She spoke against new urbanism.

Julie Carmody, 897 Brock, spoke against more development in Winter Park and on the importance to maintain the history of the City.

Pam Peters, 467 Lakewood Drive, stated that the comprehensive plan is not sufficient and not an adequate vehicle for planning and controlling development. She spoke about the need for the residents to work along with the Commission on their decisions.

Bruce Stephenson, 1445 Mayfield Avenue, read a letter into the record (copy provided) expressing his views on the various projects and residential development that he believed to be redefining the City's character.

Doug Doudney, 1443 Buckwood, Orlando, speaking on behalf of property rights as the President of the Coalition for Property Rights, addressed the need to review height levels.

Janie Baker, 650 Northwood Circle, addressed the Westside residents and what she believed to be a lack of education, homes, economics and respect.

Rudolph Scott, Jr., 750 Northwood Circle, spoke against developers purchasing the property on the Westside to rezone and develop as commercial.

Martha Bryant Hall, 300 S. Virginia, spoke against the redevelopment that has taken place in the City throughout the years. She addressed developers buying the property for development on the west side. She asked that all residents work together.

Carol Saviak, 924 Bungalow Avenue, addressed what she believed to be out of control development and growth. She addressed concerns that she believed the City is no longer a quaint small city.

Ginny Murphy, 1061 McKean Circle, spoke about the out of control growth she believed was taking place in the City. She spoke against higher and R-4 zoned buildings.

Carolyn Cooper, 1047 McKean Circle, spoke against the vote taken at the Monday meeting regarding the imposition of a moratorium to stop large development until May 2006. She asked the City to stop changing laws for developers.

Patricia Caferella, 1330 Magnolia Avenue, spoke in opposition to urbanization of Winter Park and the loss of its uniqueness.

Tom McMacken, 1821 Shiloh Lane, addressed the need for a moratorium for buildings over 10,000 square feet.

Albert Anderson, 735 S. Capen Avenue, spoke about the properties taken years ago from the Westside residents. He addressed his opinion about how he believed the City has deteriorated.

David Strong, 300 Virginia Drive, spoke against the current development in the City. He addressed concerns with passing ordinances to allow certain development to take place.

Gar Vance, 1740 Winter Park Road, asked where the allegiance lies: with the citizens or developers. He encouraged the Commission to listen to the citizens and all sides of the development.

Woody Dillaha, 1801 Forrest Road, spoke in opposition to the various current projects in the City because of the setbacks and architecture of the buildings being proposed.

David Kuhn, 1442 Granville, asked that Winter Park keep status quo and no longer allow development. He spoke against growth.

Pamela Roush, 733 Granville Drive, asked that building sizes be reduced. She addressed the lack of mass transit. She asked that the Commission listen to the residents and that they be given a vision. She spoke against Park Place.

John J. McCurry, 682 S. Lakemont Avenue, spoke against commuter rail in Winter Park. He spoke about the property rights of homeowners.
Eleanor Fisher, 1620 Mayflower Court, spoke about Mr. Rogers donating his time to help create a vision for the development of Winter Park along with other volunteers consisting of architects, etc. She asked that the Commission allow such a group to assist the City with its codes.

Beth Dillaha, 1801 Forrest Road, spoke about the moratorium that failed Monday evening that she hoped would pass to allow time to review the codes. She spoke in favor of growth and economic development if it preserves the history of the City. She addressed the need for responsible redevelopment, to follow the rules of the City and to protect greenspace.

Mary Randall, 1000 & 1001 S. Kentucky Avenue, thanked the Commission and Planner Briggs for their attempts to make changes for the better and for listening to the citizens. She spoke against some of the smaller variances granted within the City. She addressed concerns with the Carlisle project locking the view to Central Park.

John Christensen, 300 Carolina Avenue, spoke in favor of the post office project because of the expansion of the park greenspace. He stated he is not against the development of that property because of the major improvement it will make.

Forrest Michael, 130 N. Center Street, spoke about the post office project and that he believed the residents were overlooked. He addressed the lack of an informational charrette on this project and spoke about the need for a master plan for the entire City.

Walter Patton, 601 Berwick Drive, spoke about the first town meeting that took place that he believed the Commission did not listen to the residents. He asked to rescind all waivers and exemptions and asked for a moratorium until the codes are updated. He spoke against the private/public development.

Scott Peelen, 1555 Lakehurst Avenue, addressed his disappointment with the negative citizens that are making comments against the Commission. He stated the Commission has done an excellent job for the City.

Steve Feller, 126 Park Avenue, addressed an article from 1992 that spoke about new urbanism and that Winter Park is a model for this. He stated that codes are not being followed and spoke against the Planned Development Overlay ordinance.

Bill Walker, 2171 Glencoe Road and current president of the Chamber of Commerce, spoke about the enormous amount of work to get through the comprehensive plan update process and the need to work together with the Commission.

Cathy Hettinger, 2827 Eastern Parkway, commented about the impact of Baldwin Park to their street and spoke about urban planning. The Mayor commented that the City of Winter Park was never involved in eminent domain or I-4 and that the City resisted I-4 coming through this area.

Kim Allen, 271 Virginia Drive, thanked the Commissioners and Mr. Briggs for their efforts. She spoke on behalf of schools and expressed concerns with overcrowded schools because of development in and outside the City. She addressed the need to plan for schools when adding residential development. Mayor Marchman stated the schools are always considered.

Margie Wagner, 181 W. Stovin Avenue, addressed Ordinance No. 2327 and spoke against the Carlisle post office project. She expressed her opinion that more public notice should have taken place because of the large scale of this project. She spoke about the post office regulations that must be followed to notify the public.

Mayor Marchman thanked everyone for attending the meeting and for their input. He spoke about future meetings and the long process the City will be going through. He also addressed the Commission listening to resident comments.

Mayor Marchman adjourned the meeting at 11:37 p.m.

Attorney Trippe requested that staff schedule a Chapter 286 meeting (executive session) concerning the pending litigation against the City concerning the Carlisle post office project.

City Clerk Cynthia Bonham